United States Bankruptcy Court
Western District of Washington

In re:
Adam R Grossman
Debtor

Case No. 10-19817-MLB
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0981-2 User: cynthiah Page 1 of 3 Date Rcvd: May 11, 2012
Form ID: pdf Total Noticed: 58

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 13, 2012.

db #+Adam R Grossman, 5766 - 27th Ave. NE, Seattle, WA 98105-5512
aty +M Moburg, Routh Crabtree Olsen PS, 13555 SE 36th St #300, Bellevue, WA 98006-1489
aty +Mark Moburg, Routh Crabtree Olsen PS, 13555 SE 36th St Ste 300, Bellevue, WA 98006-1489
aty +Mark Moburg, Routh Crabtree Olsen PS, 13555 SE 36th St #300, Bellevue, WA 98006-1489
sr +Jill Borodin, c/o Crocker Law Group PLLC, 720 Olive Way #1000, Seattle, WA 98101-1881
sr +Law Office of Matthew D. O'Conner, 8011 Greenwood Ave. N., Seattle, WA 98103-4228
sr +Lyman C Opie, c/o Davis Wright Tremaine, 1201 Third Avenue #2200, Seattle, WA 98101-3047
sp +Tsai Law Company, 2101 4th Avenue Suite 1560, Seattle, WA 98121-2316
sr +Wells Fargo Bank NA, Routh Crabtree Olsen, P.S., c/o Mark MoBurg, 13555 SE 36th ST, Suite 300, Bellevue, WA 98006-1489
952674523 +Abraham Wyner, 1309 Sussex Rd, Wynnewood, PA 19096-2526
953723080 +Arthur Bernstein, 11661 San Vicente Blvd Ste 820, Los Angeles, CA 90049-5116
952674514 +Bank of America, 4161 Piedmont Pkwy, Greensboro, NC 27410-8119
952860697 +Beth Shalom Preschool, 6800 35th Ave NE, Seattle, WA 98115-7334
952860698 +Bugni Law Firm, 11320 Roosevelt Way NE, Seattle, WA 98125-6228
953723505 +CC & L Accounting and Payroll, 1698 Market Street, Redding, CA 96001-1021
952860700 ++CITIMORTGAGE, 5280 CORPORATE DRIVE, BANKRUPTCY DEPARTMENT, ATTENTION MC0023, FREDERICK MD, 21703-8351
(address filed with court: Citi Mortgage, 5280 Corporate Drive MC0257, Frederick, MD 21703)
952860699 +California Franchise Tax Board, P.O. Box 942857, Sacramento, CA 94257-0001
952674515 +Chase Bank USA, 800 Brooksedge Blvd., Westerville, OH 43081-2822
952750609 Chase Bank USA, N.A., PO Box 15145, Wilmington, DE 19850-5145
952674518 +Cindy Loegering, PO Box 993115, Redding, CA 96099-3115
952674516 +CitiBank Student Loan, PO Box 22876, Rochester, NY 14692-2876
952860701 +City of Seattle Parking Enforcement, 600 5th Ave, Seattle, WA 98104-1900
953037062 +Congregation Beth Shalom, Early Childhood Center, Attn Tzachi Litov, 6800 35th Avenue NE, Seattle WA 98115-7334
953584560 FIA CARD SERVICES, N.A., PO Box 15102, Wilmington, DE 19886-5102
952924048 Franchise Tax Board, Bankruptcy Section MS A340, Sacramento CA 95812-2952
953723062 +Harold J and Cynthia M Hendricks Family Trust, 2410 Heritage Oaks Dr, Alamo, CA 94507-1445
952771523 ++INTERNAL REVENUE SERVICE, CENTRALIZED INSOLVENCY OPERATIONS, PO BOX 7346, PHILADELPHIA PA 19101-7346
(address filed with court: Internal Revenue Service, P.O.Box 21126, Philadelphia, PA 19114)
953722738 +Jeff Bernstein, 1916 2nd Ave N, Seattle, WA 98109-2505
952860702 +Jessica Johnson & Michael Bullock, 773 Metro Way, Redding, CA 96003-2765
953198701 +Jill & Brian Reynolds, 9 Laurel Circle, Lutherville, MD 21093-4753
952860705 Jill & Bryan Reynolds, 66 Echo Way Court, Towson, MD 21286
953722491 +Jill Borodin, Crocker Law Group, 720 Olive Way Suite 1000, Seattle WA 98101-1881
953722946 +Joanna Strober, 14355 Miranda Way, Los Altos, CA 94022-2032
953723065 +Lyman Opie, 60 Magazine St, Cambridge, MA 02139-3934
952674520 Lyman Opie, c/o Hugh R McCulough, Davis Wright Tremaine LLP, 1201 Third Avenue Suite 2200, Seattle WA 98101-3045
953723043 +Marc Weitz, 265 Ardsley Rd, Scarlsdale, NY 10583-2626
952860703 +Ms. Kerith Lisa, P.O. Box 42691, Tucson, AZ 85733-2691
953198700 +Peter Zieve, 10517 62nd Pl W, Mukilteo WA 98275-4639
953722629 +Ptarmigan Real Estate Fund LLC, 4023 Kennett Pike Ste 134, Greenville, DE 19807-2018
953309566 +Rob Middleton, House of Realty Inc, 1707 Place Street, Redding CA 96001-1715
953722674 +Robert Delles Family Trust, 1911 Sacramento St, San Francisco, CA 94109-3419
953761854 +Shila Clement, 1911 Sacramento Way, San Francisco CA 94109-3419
953198699 +Stephen LeBlanc, c/o Quine Intellectual Property Law Grou, 2033 Clement Avenue, Ste. 200, Alameda, CA 94501-7907
953722543 +Tanager Fund LP, 4001 Kennett Pike Ste 134, Greenville, DE 19807-2000
953723081 +Terrington Davies Capital Management LLC, 4023 Kennett Pike Ste 134, Greenville, DE 19807-2018
953723127 +Terrington Davies LLC, 4023 Kennett Pike Ste 134, Greenville, DE 19807-2018
953309567 Wells Fargo Bank NA, PO Box 6995, Portland OR 97228-6995
952738298 Wells Fargo Bank, N.A., Home Equity Group, X2303-01A, 1 Home Campus, Des Moines, IA 50328-0001
952780036 +Wells Fargo Bank, N.A., 3476 Stateview Blvd., MAC # X7801-014, Ft Mill, SC 29715-7203
952674522 +Wells Fargo Equity Resources, 3476 State View Blvd, Fort Mill, SC 29715-7203
952674521 +Wells Fargo Home Equity, PO Box 31557, Billings, MT 59107-1557

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

sr E-mail/PDF: rmscedi@recoverycorp.com May 12 2012 01:36:01 GE Money Bank, c/o Office Manager, Recovery Management Systems Corp, 25 SE 2nd Ave #1120, Miami, FL 33131-1605
952674517 E-mail/PDF: mrdiscen@discoverfinancial.com May 12 2012 01:41:29 Discover Card, 12 Reads Way, New Castle, DE 19720
952683338 E-mail/PDF: mrdiscen@discoverfinancial.com May 12 2012 01:41:29 Discover Bank, Dfs Services LLC, PO Box 3025, New Albany, OH 43054-3025
953089860 +E-mail/Text: USTPREGION18.SE.ECF@USDOJ.GOV May 12 2012 00:04:44 Office of the United States Trustee, 700 Stewart Street, Suite 5103, Seattle, WA 98101-4438
952768583 E-mail/PDF: rmscedi@recoverycorp.com May 12 2012 01:36:02 Recovery Management Systems Corporation, 25 S.E. 2nd Avenue, Suite 1120, Miami, FL 33131-1605

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center (continued)

952674519 +E-mail/PDF: pa_dc_claims@salliemae.com May 12 2012 01:42:41 Sallie Mae, 1002 Arthur Dr., Lynn Haven, FL 32444-1683

953614435 +E-mail/PDF: pa_dc_claims@salliemae.com May 12 2012 01:42:41 Sallie Mae, c/o Sallie Mae Inc., 220 Lasley Ave., Wilkes-Barre, PA 18706-1496

TOTAL: 7

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

acc	Bruce Deveraux
r	House of Realty Inc
r	Rob Middleton
cr	Wells Fargo Bank NA
aty*	+Mark Moburg, Routh Crabtree Olsen PS, 13555 SE 36th St #300, Bellevue, WA 98006-1489
aty*	+Mark Moburg, Routh Crabtree Olsen PS, 13555 SE 36th St. #300, Bellevue, WA 98006-1489
953723086	##+Alexandra Grossman, 5766 27th Ave NE, Seattle, WA 98105-5512
953723066	##+John Ettinger, 213 E 73rd St Ph A, New York, NY 10021-3658
952860704	##+Michael Powers, 1679 Strause Lane, Redding, CA 96003-7507
953723085	##+Naomi Grossman, 5766 27th Ave NE, Seattle, WA 98105-5512

TOTALS: 4, * 2, ## 4

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 9): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 13, 2012 **Signature:** Joseph Speetjens

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 10, 2012 at the address(es) listed below:

Bradley Boswell Jones on behalf of Creditor Wells Fargo Bank NA bbjlaw301@hotmail.com, wmp935@hotmail.com
Denice E Moewes on behalf of Plaintiff Ronald Brown dmoewes@aol.com, tessmkent@aol.com
Gloria Z Nagler on behalf of Spec. Counsel Tsai Law Company gloria@naglerlaw.com, david@naglerlaw.com
Hugh R. McCullough on behalf of Defendant Lyman Opie hughmccullough@dwt.com, elainehuckabee@dwt.com;seadocket@dwt.com
Jeffrey B Wells on behalf of Debtor Adam Grossman paralegal@jeffwellslaw.com
Jennifer L Aspaas on behalf of Creditor PNC Bank, National Association ecf@rcolegal.com
John H O'Rourke on behalf of Spec. Counsel Tsai Law Company johnhorourke@comcast.net
Martin L. Smith on behalf of Plaintiff United States Trustee martin.l.smith@usdoj.gov, Young-Mi.Petteys@usdoj.gov;Tara.Maurer@usdoj.gov;Martha.A.VanDraanen@usdoj.gov
Matthew D. O'Conner on behalf of Special Request Law Office of Matthew D. O'Conner pacer@mdolaw.com, dana@mdolaw.com
Ronald G Brown rgblaw@nwlink.com, rgbrown@ecf.epiqsystems.com
Shelly Crocker on behalf of Special Request Jill Borodin scrocker@crockerlaw.com, thao@crockerlaw.com;nancy@crockerlaw.com;keith@crockerlaw.com;ida@crockerlaw.com;aaron@crockerlaw.com;ecf@crockerlaw.com
Steven J Reilly on behalf of Special Request Jill Borodin sreilly@crockerlaw.com, nancy@crockerlaw.com
United States Trustee USTPRegion18.SE.ECF@usdoj.gov
William L. Courshon on behalf of US Trustee United States Trustee bill.l.courshon@usdoj.gov, Young-Mi.Petteys@usdoj.gov;Tara.Maurer@usdoj.gov

TOTAL: 14

Judge: Hon. Marc Barreca
Chapter: Chapter 7
Hearing Date: June 1, 2012
Hearing Time: 9:30 a.m.
Hearing Site: 700 Stewart Street, #7106
Seattle, WA 98101
Reply Date: May 25, 2012

UNITED STATES BANKRUPTCY COURT FOR THE
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re: ADAM GROSSMAN, Debtor.	Bankruptcy No. 10-19817 NOTICE OF HEARING ON AND MOTION TO APPROVE SETTLEMENT OF ISSUES RELATING TO REAL PROPERTY LOCATED AT 868 MONTCREST DRIVE, REDDING CALIFORNIA 96003

TO: Debtor, Creditors and other parties in interest.

PLEASE TAKE NOTICE that a hearing on the Trustee's Motion to Approve Settlement of Issues Relating to Real Property located at 868 Montcrest Drive, Redding, California, 96003 will be heard on the 1st day of June, 2012 before Judge Marc L. Barreca, 700 Stewart Street, #7106, Seattle, WA 98101 at 9:30 a.m. and the Clerk is requested to note the same for the motion docket on that date.

MOTION

1. The Debtor filed a voluntary chapter 7 bankruptcy petition on August 19, 2010 ("Petition Date").

2. As of the Petition Date the debtor and his now ex-wife, Jill Borodin, were involved in a very contentious divorce which was pending in King County Superior Court under case number 09-3-02955-9-SEA ("Divorce Proceeding"). Because of the debtor's two previous bankruptcy filings within one year of this current one, the automatic stay did not stop the Divorce Proceeding.

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3. There were four pieces of real property at issue in the divorce: 1) 868 Montcrest Drive, Redding, California, 96003 ("Montcrest Property"); 2) 20710 Glennview Drive, Cottonwood, California ("Glennview Property"); 3) 773 Metro Way, Redding, California ("Metro Way Property"); and 4) 1679 Strauss Lane, Redding, California ("Strauss Property").

4. A trial was held in King County Superior Court on or about November 15, 2010 in relation to the Divorce Proceeding. As a result a Decree of Dissolution was entered on December 14, 2010 which divided the assets between Ms. Borodin and the Debtor, Mr. Grossman. A copy of the Decree is attached as Exhibit "1" to the Declaration of Denice Moewes filed simultaneously herewith.

5. The Montcrest Property was awarded to the wife in that Decree of Dissolution. The Trustee believes that there is approximately $150,000.00 in equity in the Montcrest Property, $220,000.00 of equity in the Glennview Property, $50,000.00 in the Metro Way Property and little, if any, equity in the Strauss Lane Property.

6. While the trustee has contended that the Montcrest Property was not property of the estate, the trustee has also taken the position that the equity in the Montcrest Property had to be used to pay the community claims of this estate.

7. Ms. Borodin disagrees with that assessment and contends that since three other properties, plus substantial other cash, businesses and personal property assets were awarded to Mr. Grossman, the three properties were intended to be used to pay the community creditor claims.

8. The Decree of Dissolution specifically requires the husband (debtor) to pay the following unsecured obligations:

Community Obligations:

> Any and all debt associated with Terrington Davies LLC, Terrington Davies Capital Management LLC, Terrington Davies Tanager Fund LP and Ptarmigan Fund whether said debt was incurred under the business names or the husband's name personally.

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The Citibank Student Loan account –

Amazon.com Chase account -7314

Slate Chase acct -6457

AAA Chase acct - 3915

Discover acct -0579

Citicard -4425

Separate Obligations of Debtor

MIT Worldpoints Bank of America – 7336

9. The order further states:

The assumption of indebtedness by the Husband above is necessary for the maintenance and support of the Wife and shall be considered a duty directly related to her support; provided, however, that payment of said debts shall not be considered deductible as alimony for income tax purposes by the Husband, nor includable as income by the Wife. The Husband's assumption of indebtedness, however, shall not be dischargeable in bankruptcy so as to allow a third-party creditor to claim against the Wife. Furthermore, the remarriage or death of either party shall not affect or terminate the Husband's obligation to pay these debts.

10. The wife was ordered to pay the following community obligations:

American Express account in wife's name.

Alaska Airlines Visa -7563 and -5286.

U.S. Airways MC.

Citibank mortgages -4673 and -7606.

The SallieMae student loan account -3578-9.

11. A review of the claims register shows that the following claims, which are assigned to the debtor per the Decree of Dissolution, have been filed:

Claim #	Claimant	Amount of Claim
1	Discover Card #0579	$ 6,416.20
3.	Chase Bank #3915	$22,281.77
4.	Chase Bank #6457	$ 5,046.12

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5.	Chase Bank #7314	$ 5,285.93
13..	FIA/Bank of America-#7336	$35,522.82
14.	Sallie Mae (debtor's name only)	$70,119.76
18.	Tanager Fund	$379,000.00
19.	Ptarmigan Real Estate Fund	$268,116.39

The claims filed by Tanager Fund and Ptarmigan Real Estate Fund were filed by the debtor. There was no debt association with either Tanager Fund or Ptarmigan Real Estate Fund at the time of dissolution. Moewes Declaration, Exhibit "1".

12. It does not appear that any of the community creditors the wife was ordered to pay have filed claims in this case. Moewes Declaration, Exhibit "1".

13. These above-mentioned claims do not include any claims filed by the debtor on behalf of other creditors. There are other claims filed by the debtor on behalf of other entities in relation to monies in either the Tanager Fund or the Ptarmingan Real Estate Fund.

14. There are three other properties that were awarded to Mr. Grossman. The trustee believes that there is substantial equity in the 20710 Glennview Drive Property and the Metro Way Property.

15. The Trustee and Ms. Borodin have agreed to settle this dispute in relation to the Montcrest Property as follows. The parties will agree that the Montcrest Property constitutes property of the estate for purposes of this settlement and the default order only. The trustee will file a motion for default in adversary proceeding 11-1954 in relation to the Montcrest Property, which, if entered, would result in a finding that the Montcrest Property is in fact property of the estate, and wipe off the post-petition liens. The Montcrest Property will be listed for sale. From the net proceeds realized from the sale of the Montcrest Property the Trustee will be reimbursed for all legal fees incurred by his counsel in the recovery and selling the Montcrest Property. To the extent any of the community claimants the wife was ordered to

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pay file claims in this estate[1], and there are sufficient funds to make a distribution to the general unsecured claimants, Ms. Borodin will pay an additional $10,000.00 dollars to the estate from the net proceeds of the Montcrest sale.

Settlement Factors

The Trustee based his decision to accept all of the settlements upon the four factors set forth in the case of A&C Properties, 784 F.2d 1377 (9th Cir. 1986), which are set forth and discussed below:

A. Probability of Success in Litigation.

The Trustee believes that if he filed a motion in either this Court or State Court seeking a determination of whether the Decree of Dissolution awarded Jill Borodin the Montcrest Property free and clear of the community claims, he would have between a 20-30% chance of prevailing. The Decree seems pretty clear that the Montcrest Property belongs to Ms. Borodin free and clear of the community claims. See Declaration of Ronald Brown filed simultaneously herewith.

B. Difficulties to be encountered in the matter of Collection.

This factor is not applicable.

C. Complexity of litigation and expense, inconvenience and delay attendant therewith.

The matter of interpreting the Decree of Dissolution would be resolved by summary judgment. However, the Trustee is certain that the debtor would file pleadings in relation to any motion the Trustee may file. The Trustee believes it would cost at least $10,000.00 to get this issue resolved. Brown Declaration.

D. *Best Interest of creditors*. The Trustee believes the interest of the creditors is best served by agreeing to accept the settlement discussed above. See Declaration of Ronald G. Brown filed simultaneously herewith.

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[1] The debtor filing a claim on behalf of a creditor does not invoke this condition. The claim must be filed by the

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The Trustee seeks approval from this Court for the Trustee to execute all documents necessary to effectuate the settlement set forth above, if approved, including any settlement documents.

OBJECTIONS

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.)

If you do not want the Court to grant the relief requested in the Trustee's Motion, or if you want the Court to consider your view on the Trustee's Motion, then on or before Friday, May 25, 2012, you or your attorney must file with the Court a written response to the Trustee's Motion explaining your position. The response must be filed at U.S. Bankruptcy Court, 700 Stewart Street, Seattle, Washington 98101, and a copy served on Denice Moewes, 303 N. 67th Street, Seattle, Washington, 98103.

If you mail your response you must mail it early enough so that the Court, the Judge and the undersigned will receive it on or before the date stated above.

If you or your attorney do not take these steps, the Court may decide that you do not oppose the relief sought in the Trustee's Motion and may enter an order granting that relief.

Further information regarding the Trustee's proposal may be obtained by telephoning Denice Moewes at Wood & Jones, P.S., (206) 623-4382.

DATED this 10th day of May, 2012.

WOOD & JONES, P.S.

/s/ Denice E. Moewes
Denice E. Moewes, WSB#19464
Attorney for Chapter 7 Trustee
Ronald G. Brown

creditor and not on behalf of a creditor by another party.

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(206) 623-4382

Judge Marc L. Barreca
Chapter 7

UNITED STATES BANKRUPTCY COURT FOR THE
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re: ADAM GROSSMAN, Debtor.	Bankruptcy No. 10-19817 ORDER APPROVING COMPROMISE AND SETTLEMENT OF ISSUES RELATING TO REAL PROPERTY LOCATED AT 868 MONTCREST DRIVE, REDDING, CALIFORNIA 96003

THIS MATTER having come before the Honorable Marc L. Barreca on the Trustee's Motion to Approve Settlement of Issues Relating to Real Property Located at 868 Montcrest Drive, Redding, California 96003 ("Trustee's Motion"); the Court finding that notice of the Trustee's Motion was given to all creditors listed on the mailing matrix as evidenced by the Declaration of Mailing on file with the Court and hence the Court finds that notice of the

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Trustee's Motion was adequate, timely, and in compliance with the Bankruptcy Code and Rules; the Court having reviewed the Trustee's Motion, and having reviewed any objections received no objections to the Trustee's Motion, and the Court having heard the oral arguments of counsel, and having reviewed the files in the above-referenced case and deeming itself fully informed in this matter, now, it is hereby

ORDERED, ADJUDGED, AND DECREED that the Trustee's Motion be and hereby is approved and that the Trustee is authorized to settle the issues relating to real property located at 868 Montcrest Drive, Redding, California 96003 upon the terms and conditions set forth in the Trustee's Motion; and it is further

ORDERED, ADJUDGED, AND DECREED that the Trustee is authorized to execute any settlement agreement necessary to effectuate the settlement.

///END OF ORDER///

Presented by:

Wood & Jones, P.S.

/s/ Denice E. Moewes
Denice Moewes, WSB#19464
Attorney for Trustee
Ronald G. Brown